

LOT 4, BLOCK 8, EASTGATE ADDITION, DIVISION NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 52 OF PLATS, PAGE 13, RECORDS OF KING COUNTY, WASHINGTON.



NAD 83(2011) PER CITY OF BELLEVUE SURVEY CONTROL NETWORK,  
LINE BETWEEN COB PT H0388 AND PT H0426 BEARS N00°00'11" W.

NAVD88 PER CITY OF BELLEVUE VERTICAL BENCHMARK 318  
LOCATION:  
PC MON 156TH AVE SE @ #3815.  
DESCRIPTION:  
FOUND MON IN CASE WITH TACK/LEAD, DGWN 0.6'  
ELEVATION=397.049'

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN OCTOBER OF 2017. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. TERRANE ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS OR ACCEPT RESPONSIBILITY FOR UNDERGROUND LINES WHICH ARE NOT MADE PUBLIC RECORD. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.
4. SUBJECT PROPERTY TAX PARCEL NO. 220150-1190
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 14,861 S.F. (0.34 ACRES)
6. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

R1. RECORD OF SURVEY, VOL. 311, PG. 261.  
RECORDS OF KING COUNTY, WASHINGTON.



**Terrane**  
10801 Main Street, Suite 102, Bellevue, WA 98004  
phone 425.458.4488 support@terrane.net  
www.terrane.net

DATE: 03/6/18

JOB #171548



# City of Bellevue

APR - 4 2018  
Permit Processing

PRELIMINARY SHORT PLAT NO.

SHEET 1 OF 5

[illegible]

DATE: 03/6/18

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# City of Bellevue

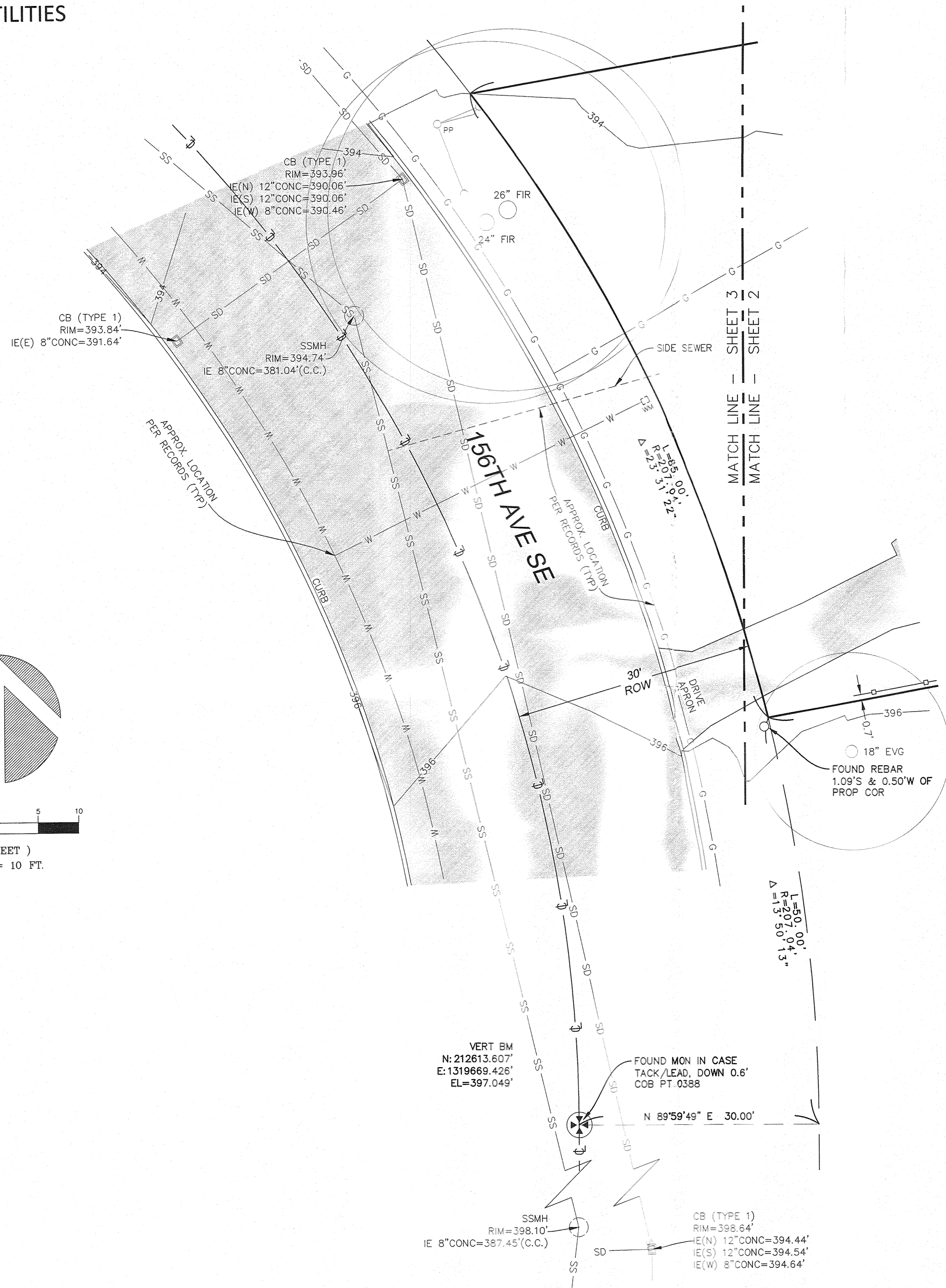
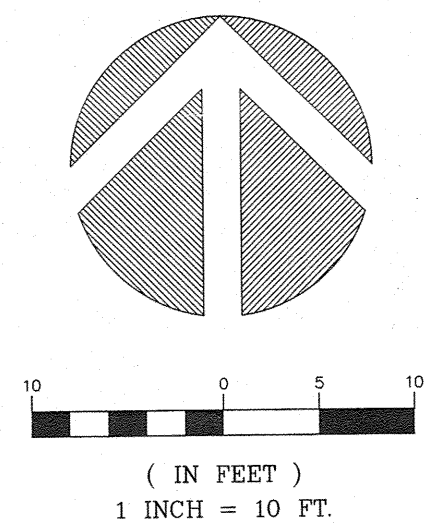
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PRELIMINARY SHORT PLAT NO.

SHEET 2 OF 5



STREET UTILITIES



JAYMARC HOMES, LLC



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PRELIMINARY SHORT PLAT NO.

**SITE PLAN**

**LOT A**  
TOTAL AREA=7,463 SF  
NET AREA=5,752 SF

**LOT B**  
AREA=7,418 SF

**LOT 4**

**LOT 5**

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**CITY OF BELLEVUE WASHINGTON**  
**City of Bellevue**  
APR - 4 2018  
Received Permit Process

**PRELIMINARY SHORT PLAT NO.**

**SHEET 4 OF 5**

**ZONING:** R-5

**SETBACKS:**  
FRONT= 20'  
REAR= 20'  
SIDE= 5' MIN, 15' COMBINED  
GARAGE TO SHARED D/W: 20'  
GARAGE TO SHARED D/W: 40%  
MAX HARD SURFACE: 55%

**156TH AVE SE**

**SHARED ACCESS & UTILITIES EASEMENT**

**NEW LOT LINE**

**FRONT**  
N 70°35'27" E (RAD)  
N 76°09'36" E (RAD)

**REAR**  
N 102°7'48" W 79.84'

**SIDE**  
N 80°25'02" E 208.72'  
N 79°32'12" E 86.82'  
N 79°32'12" E 170.18'

**REAR**  
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**Terrane**

JOB #171548



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APR - 4 2018

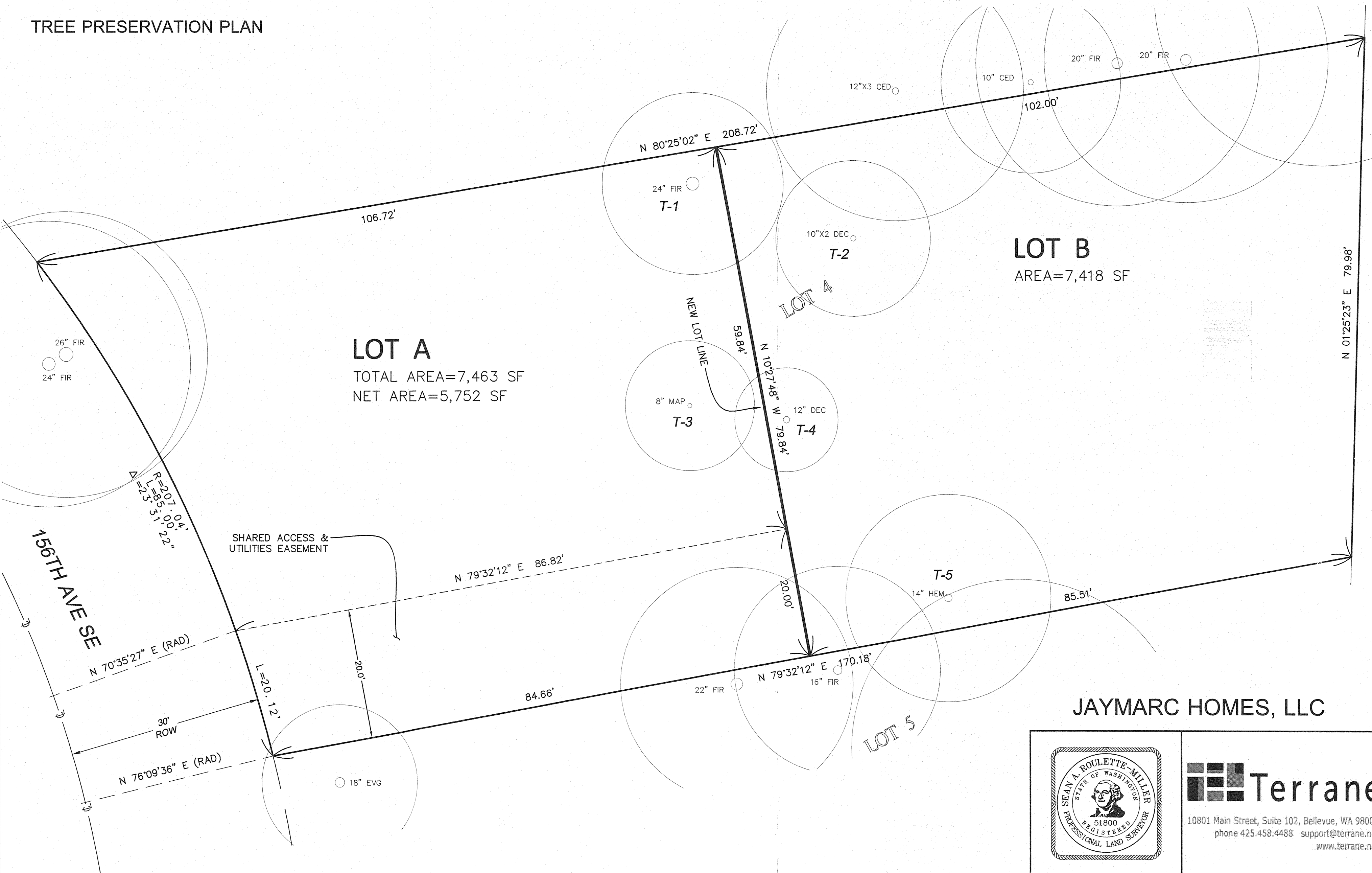
# Permit Processing

PRELIMINARY SHORT PLAT NO.

SHEET 4 OF 5

SETBACKS:  
FRONT= 20'  
REAR= 20'  
SIDE= 5' MIN, 15' COMBINED  
GARAGE TO SHARED D/W: 20'  
GARAGE TO SHARED D/W: 40%  
MAX HARD SURFACE: 55%

TREE PRESERVATION PLAN



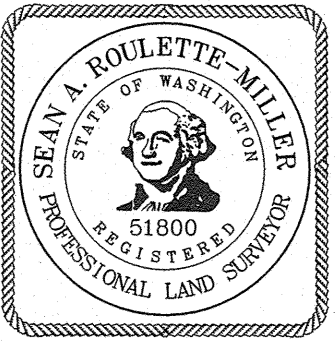
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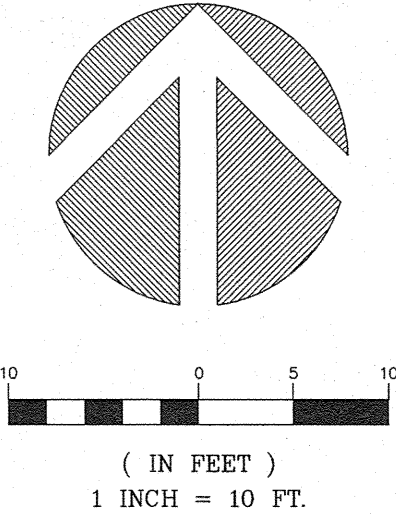


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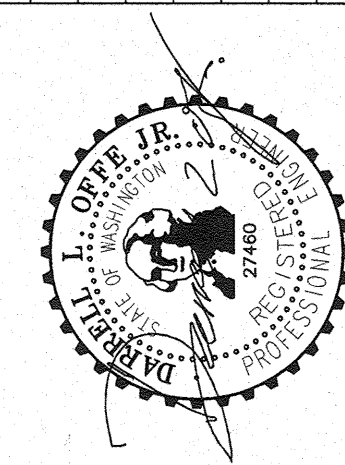
SHEET 5 OF 5

SIGNIFICANT TREE TABLE (ON-SITE TREES ONLY)					
ID	SPECIES	DIA	FACTOR	WEIGHTED DIA.	TREES SAVED
T-1	DOUGLAS FIR	24"	1	24"	24"
T-2	DECIDUOUS	10"	1	10"	10"
T-3	MAPLE	8"	1	8"	8"
T-4	DECIDUOUS	12"	1	12"	12"
T-5	HEMLOCK	14"	1	14"	14"
TOTAL=68"				68" (100% RETENTION)	





EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

[illegible]

REV. NO.	DATE	DESCRIPTION
03/28/2018		

CHECKED BY	
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ROAD PLAN

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1 OF 1

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